

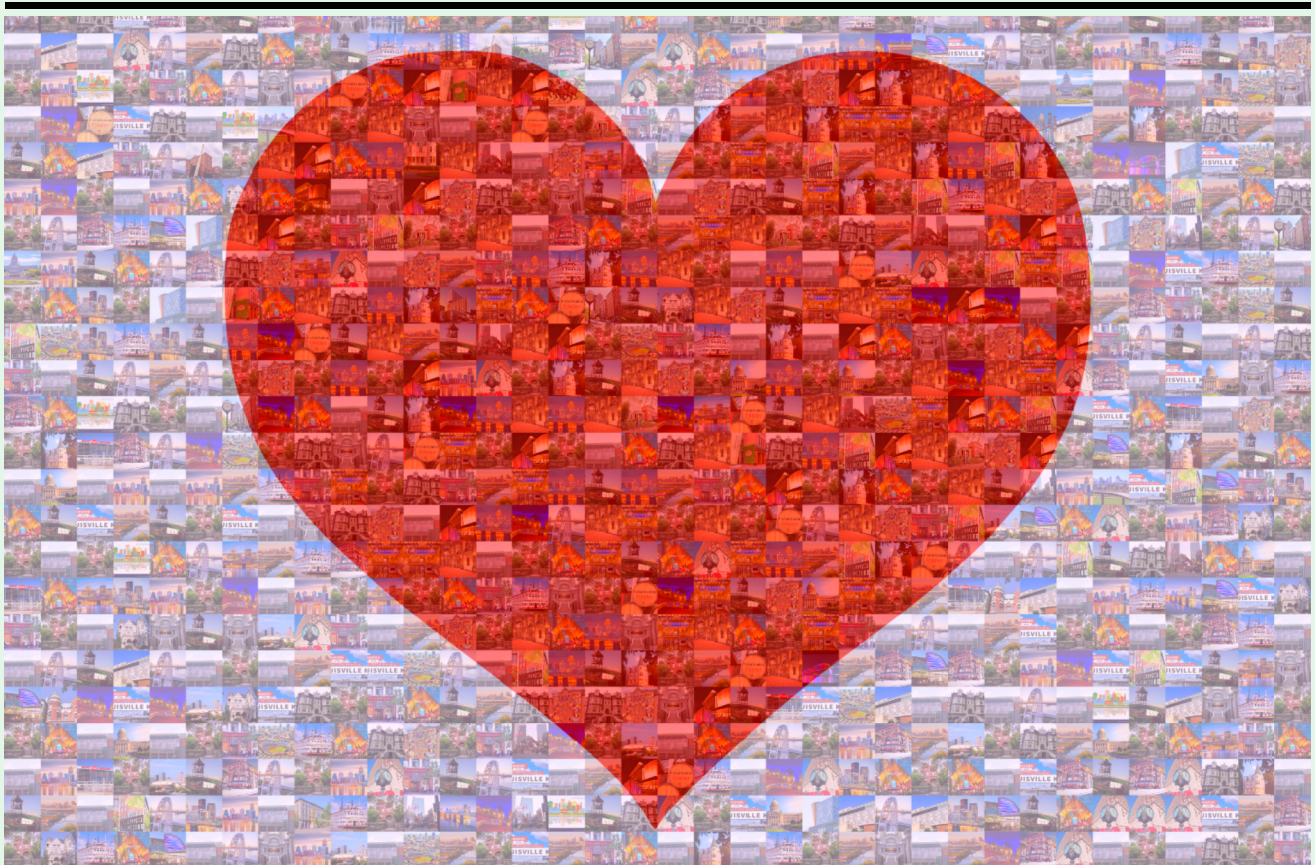


# Jefferson County PVA

## Monthly Newsletter

February 2020

COLLEEN YOUNGER  
PROPERTY VALUATION ADMINISTRATOR



### WHO WE SERVE

Our job is to provide fair and equitable assessments for the 260,000 residential and 62,000 commercial properties located in Jefferson County annually, and to ensure all residents can understand and utilize available resources when it comes to their property assessment and the appeals process.

Property sales in Jefferson County are researched annually, sales are verified, and we use cutting edge technology and processes to provide the most accurate assessments possible.

# A Message from Your Property Valuation Administrator

To All Jefferson County Property Owners:

As the 2020 Property Reassessment season nears, I feel it is extremely important to provide information and clarification of the property assessment appeals process. The PVA Office is committed to disseminating accurate information about the assessment process and offering best in class customer service.

As your Jefferson County Property Valuation Administrator (PVA), my goal is to provide the most accurate and equitable property assessments possible. Please keep in mind that every Property Valuation Administrator in the State of KY is governed by Kentucky Law and Administrative Regulations which falls under the purview of Kentucky Revenue Cabinet. KY law requires the PVA to assess all property at 100% of its fair market value, unless exempted, as of January 1st of each year.

Over the last few years, the Louisville real state market has become one of the hottest in the nation, often resulting in

increased property values and assessments. While we strive to achieve our goal of accurate and equitable assessments, property owners sometimes feel the PVA's estimate of their property's value is incorrect. In that case, there is an appeal process in place for a property owner to dispute the estimated value determined by the PVA.

## **ASSESSMENT PROCESS**

1. Each year the PVA performs an analysis of the local real estate market. The analysis performed by our staff uses deed transfers.

After the deeds are entered into our computer system, a mass appraisal is generated neighborhood by neighborhood throughout Jefferson County. The PVA uses only valid real estate sales in our market analysis. Sales on distressed properties, foreclosures, short sales or family member transactions are not considered in our analysis.

2. Property Assessment Notices are mailed to owners in April of each year. Only property owners who have a change in their property value will receive an assessment notice. Property assessments reflect current market influences, any improvements and additions or changes to structures on the property, along with any other condition that may be affecting the property value since the last assessment. However, we don't always have complete information on a property.

Note - All Jefferson County PVA property data is available free of charge at any of the Louisville Free Public Library branches and



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in our Customer Service Center located at 815 W. Market St., 4th floor. The information is also available free of charge at [www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov) during our conferencing period.

## **ASSESSMENT APPEALS PROCESS**

If you decide to appeal your property assessment, please follow these steps.

**STEP 1** - The property owner must submit an online conference appeal form to the PVA office. The PVA will have staff available to offer assistance at the following locations for the 2020 Assessment (Conferencing) season.

- Highlands-Shelby Park Library
- St. Matthews Library
- Jeffersontown Library
- Bates Memorial Baptist Church

For dates and times, visit [www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov) or call us at 502-574-6380.

### **Here are a few tips to achieve a successful PVA Conference:**

- Focus on those points that affect the value of your property.
- Interior Photos which reflect the condition of the property are very helpful.
- Indicate why the new assessment does not reflect the market value of the property.
- Identify any errors on your property characteristics (such as the number of bathrooms, garages, fireplaces, etc.).
- Provide sales of comparable properties that support your opinion of your property value.

## **STEP 2 - LOCAL BOARD OF ASSESSMENT APPEAL (LBAA) HEARING**

If you are not satisfied with the PVA Conference, return the assessment appeal form from your PVA results to the Jefferson County Clerk's Office. You will then be scheduled for a hearing before the Local Board of Assessment Appeal (LBAA). The Board will make a decision regarding your appeal. The LBAA is a separate and independent board made up of real estate agents and property appraisers. They are appointed by the Mayor and assigned by the County Clerk. They have no affiliation with the PVA. If a property owner disagrees with the LBAA's decision, go to step 3.

## **STEP 3 - APPEAL TO THE KENTUCKY CLAIMS COMMISSION (KCC)**

The KCC is a state board appointed by the Governor. At this level, you must be represented by an attorney. If you disagree with the decision made by the (KCC), you have the option to file an appeal of their decision in Jefferson Circuit Court.

***It Is An Honor and A  
Pleasure to Serve You,***



**Colleen Younger**

**Jefferson County Property Valuation Administrator**

***"My staff and I are always available to assist you and answer any questions you may have concerning your property assessment."***



Jefferson County  
Property Valuation Administrator  
Colleen Younger



# 2020 Property Assessment: How will it affect you?

To learn more about the assessment process and your right to appeal an assessment, join us at one of our **community meetings**:

- **Bates Memorial Church:**  
March 9th, 6:30 pm-8 pm
- **St. Matthews Community Center:**  
March 12th, 6:30 pm-8 pm
- **Louisville Collegiate School:**  
March 24th, 6:30 pm-8 pm
- **St. Elizabeth's of Hungary:**  
March 31st, 6:30 pm-8 pm
- **Douglass Community Center:**  
April 2nd, 6:30 pm-8 pm
- **Crescent Hill Library:**  
April 6th, 6:30 pm-8 pm
- **Jeffersontown Community Center:**  
April 7th, 6:30 pm-8 pm
- **Audubon Elementary:**  
April 8th, 6:30 pm-8 pm

## Additional opportunities to connect with your PVA:

- **Metro Council Community Engagement Event:** Saturday, February 15, 11:00am - 1:00pm  
Republic Bank Foundation YMCA, 1720 West Broadway
- **Upper Highlands Neighborhood Association:** Wednesday, March 18, 6:30pm  
Sullivan University School of Pharmacy, 2100 Gardiner Ln
- **George Rogers Clark Neighborhood Association:** Tuesday, March 10, 7pm  
Zion Church, 1310 East Burnett Ave
- **Jefferson County League of Cities:** Thursday, March 19, 7pm  
Middletown City Hall, 11803 Old Shelbyville Rd
- **Clifton Neighborhood Association:** Tuesday, April 14, 7pm  
Mellwood Arts Center, 1860 Mellwood Ave

# Jefferson County PVA Employee Spotlight



**Melanie Mathews**

In her eighth year as a PVA Deputy, Melanie's most used phrase is; "Yes, I can help with that." Staying focused at her desk, Melanie is the person who inputs property photos for the residential canvassing team. She's great with special projects, and is recognized for incredible accuracy in her work. With a great customer service and online chat presence, Melanie does her best to avoid transferring a question to someone else. Thank you for your hard work, Melanie!



**Keith Moore**

Approaching his third year with the PVA, Keith is an integral member of the Verification & Validation Team. From updating mailing addresses to canvassing property characteristics, Keith is detail oriented and streamlined in his work style. When called upon to demonstrate his methods, he does so in the name of office efficiency. Much like Melanie, Keith is great when it comes to customer service and answering questions. Thank you, and keep up the good work, Keith!



Maath Ali 1 year  
Mary Locker 1 year  
Valerie White 19 years

**Welcome to the  
Team!**

**Mark McCallum  
Alan Meyer**



**Happy  
Valentine's  
Day!**

## **You Have A Right To Appeal**

The 2020 Property Assessment covers areas 2, 3, & 7, our largest year in the quadrennial assessment plan. If your home is assessed this year, you have the right to appeal a property assessment. Visit <https://jeffersonpva.ky.gov> for more information on the Appeals process, and keep the following dates in mind for in-person Appeals help:

**Walk-Ins Welcome:** Weekdays April 27th-May 18, 10am-4pm EDT at the Jeffersontown, St. Matthews, and Highlands-Shelby Park branches of the Louisville Free Public Library.

PVA staff will also be at those locations on two Saturdays, May 9th and 16th, 10am-1pm EDT.

**Bates Memorial Baptist Church (Smoketown):** Mondays and Wednesdays, April 27th - May 13th, 3pm-6pm EDT.

**PVA Office By Appointment:** Weekdays April 27th-May 18th, 8:30am-3:30pm EDT and also 2 Saturdays, May 9th and 16th, 10am-1pm EDT at the PVA Office, 815 W. Market Street, suite 400. Call us at 502-574-6224 to reserve a time.

**By Telephone:** Accommodations will be made for property owners living with a disability. Call 502-574-6224 to reserve a time for a telephone conference.